



Committee of the Whole Meeting
Monday, March 29, 2010
Minutes
6:30 PM
Town Hall, 10 N High Street

Call to order: Mrs. Rush-Ekelberry called the meeting to order at 6:30pm

Roll Call: John Bender Rick Deeds Steve Donahue Bobbie Mershon
Marilyn Rush-Ekelberry Leah Turner James Wynkoop

Planning & Zoning Roll Call: Bill Christensen Joe Abbott Mike Vasko Jim Knowlton

Agenda Items

Rezoning Request – Fairfield Homes, Inc. from GC to PRD for a 50 unit senior housing development.

Mr. Neimayer spoke about Francis Park. He briefly went over the plans for the senior housing development. The proposed site is approx. 1.9 acres on West Waterloo Street. The density works out to be 26 units per acre and that is the issue that will come in front of P&Z tonight. Mr. Neimayer explained the comparisons between the United Church Homes to the proposed development in their densities.

Fairfield Homes is attempting to change the zoning from GC to Planned Residential. If that zoning is approved for this property, any other residential or non-residential developments will have to go back through the Village process.

The issue will go in front of Planning and Zoning on April 12th and June 21st will be the 3rd reading at the Council meeting.

The landscaping plans and building plans were presented. Discussion ensued regarding parking, age requirements, exterior appearance, site plans and state deadlines.

Proposed Zoning Code Amendment ZA-10-01 to amend Section 1175.01 (d) (2) of the Old Town Overlay District to allow residential uses.

Mr. Neimayer stated that for any non-conforming structure or uses building, if something should happen to the structure, destroyed by more than 50%, that non conforming use could not be reestablished. This was brought to P&Z's attention last year when Ms. Soloman when she was looking at her home owners' insurance policy and realized her property is zoned GC, though it is a single family home. There are a total of 41 homes that fall within this non-conforming use. With the current language, she would not be able to rebuild, should something happen to her home. The proposed language will allow residential uses within the GC zoning. It was heard at the last P&Z meeting. Discussion ensued. It was decided that Mr. Wynkoop would sponsor this legislation.

In 2004, there was a joint meeting between STAB and P&Z to talk about the streetscape concept for Waterloo Street. Currently, the setback is 50 ft from the right of way on Waterloo. We would like to incorporate what we have with Diley Road and bring the buildings toward the street with parking in the rear or side, making for a more pedestrian friendly area. Drawings showing a proposed streetscape were presented. Discussion ensued.

Mr. Strayer presented the Thoroughfare Plan explained various charts and information. Discussion ensued. Mrs. Mershon will sponsor the legislation.

****Planning and Zoning members were excused from the meeting.**

The following major agreements will expire during 2010 and will need to be re-negotiated:

- **Wichert Insurance** May 1, 2010 30 day notice

8 proposals in response to an RFP for the Village's property casualty, auto, and liability are currently under review. A recommendation will be prepared for the Finance Committee meeting on the 5th of April.

- **Waste Management** July 18, 2010 30 day notice

A draft of a proposal for contract extension is currently being prepared. We are hoping to do this as a contract extension with some modifications. The collection agreement is an indefinite term agreement. The host community agreement was a 10 year agreement, but it may be negotiated between us and the parties. Ms. Osborn stated that the cost to homeowners may change within the Collection agreement. Within the host community agreement, there may be a small increase in the host community fee (from \$.80 to \$.90 per ton) with the stipulation that it be waived from July through December of this year. Curbside recycling may be added as part of the host community agreement. We believe that this will give us the opportunity to get residents into that mode. She recommends a 65 gallon tote to hold mixed recyclables to facilitate the most recycling.

- **Fairfield County Sheriff** August 31, 2010 90 day notice

Ms. Osborn recommends that she and the Mayor be sent to Fairfield County Sheriff to negotiate the longest possible agreement. The rate may increase slightly each year, adjusted annually not to exceed a certain amount and that has worked well in the past. The Village has a great working relationship with Sgt. Kern and the Deputies and we would like that to continue. Discussion ensued regarding mutual aid agreements with surrounding agencies. Mrs. Mershon moved to have Ms. Osborn and Mayor Ebert go to negotiate with FCSO; seconded by Dr. Bender.

VOTE: **Ayes** Dr. Bender, Mr. Deeds, Mr. Donahue, Mrs. Mershon
Mrs. Rush-Ekelberry, Mrs. Turner, Mr. Wynkoop

Nays

Motion passed.

- **Wiles, Boyle, etc** December 31, 2010 30 day notice

They are paid \$12,500 / month flat rate with the only additional payments being litigation costs and various mileage, etc. Ms. Osborn requested that we go back to negotiate another 3 year agreement. Discussion ensued.

- **Resource International** December 31, 2010 30 day notice

This is a testing firm that does concrete testing and soil borings for the Village. They are used in conjunction with Quality Control Inspection. We will try to get their contracts to the point where they expire at the same time. That may mean making a one year agreement with Resource International, and then 3 year contracts with both from that point on.

- **Ohio Building Code Consultants & TGW Consulting** December 31, 2010 30 day notice

They provide building code assistance. OBCC does electrical inspections and plan reviews are done by TGW consulting. In the past, we have done one year contracts. Discussion ensued as to the position of Construction Services Manager.

Other Business:

None at this time.

Adjourn to Executive Session: Mr. Deeds moved to adjourn to executive session; seconded by Mrs. Mershon, for purposes of pending litigation.

VOTE: **Ayes** Dr. Bender, Mr. Deeds, Mr. Donahue, Mrs. Mershon
 Mrs. Rush-Ekelberry, Mrs. Turner, Mr. Wynkoop

Nays

Motion passed.

Time back in - 8:45pm

Adjournment:

Dr. Bender moved to adjourn the meeting; seconded by Mrs. Turner.

VOTE: **Ayes** Dr. Bender, Mr. Deeds, Mr. Donahue, Mrs. Mershon
 Mrs. Rush-Ekelberry, Mrs. Turner, Mr. Wynkoop

Nays

Motion passed. Time out 8:50pm